

LEASE



RETAIL

468 EAST DIVISION STREET NORTHEAST



468 EAST DIVISION STREET NORTHEAST, ROCKFORD, MI 49341

#### PROPERTY OVERVIEW

Discover a highly visible 1,500 SF retail opportunity along Rockford's busiest intersection; E Beltline and 10 Mile Road. This versatile storefront offers an open floor plan, flexible layout options, and convenient on-site parking—perfect for boutique retail, service-based users, or specialty operators looking to capture consistent daily traffic. With quick access to Grand Rapids, US-131 and Downtown Rockford, this location delivers strong convenience, steady visibility, and standout positioning in one of West Michigan's most desirable retail markets.

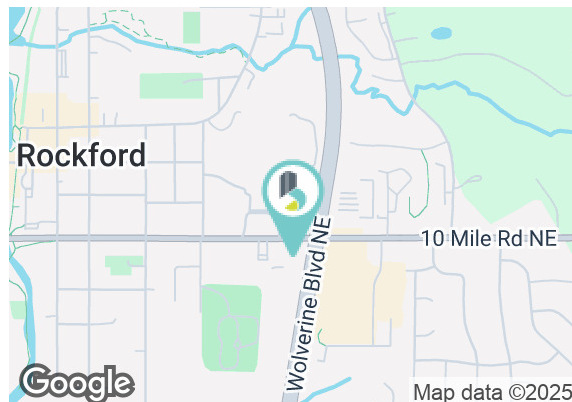
#### PROPERTY HIGHLIGHTS

- Prime Rockford Corridor Location with strong visibility and steady daily traffic along E Beltline and 10 Mile Road
- Efficient 1,500 SF Retail Suite ideal for boutique retail, service users, or specialty operators
- Highly accessible site with convenient parking and easy access to Grand Rapids, US-131 and downtown Rockford
- Move in ready layout

LEASE RATE \$12.00 SF/YR (NNN)

Available SF: 1,500 SF

Building Size: 17,945 SF



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220 Lyon St. NW, Suite 400  
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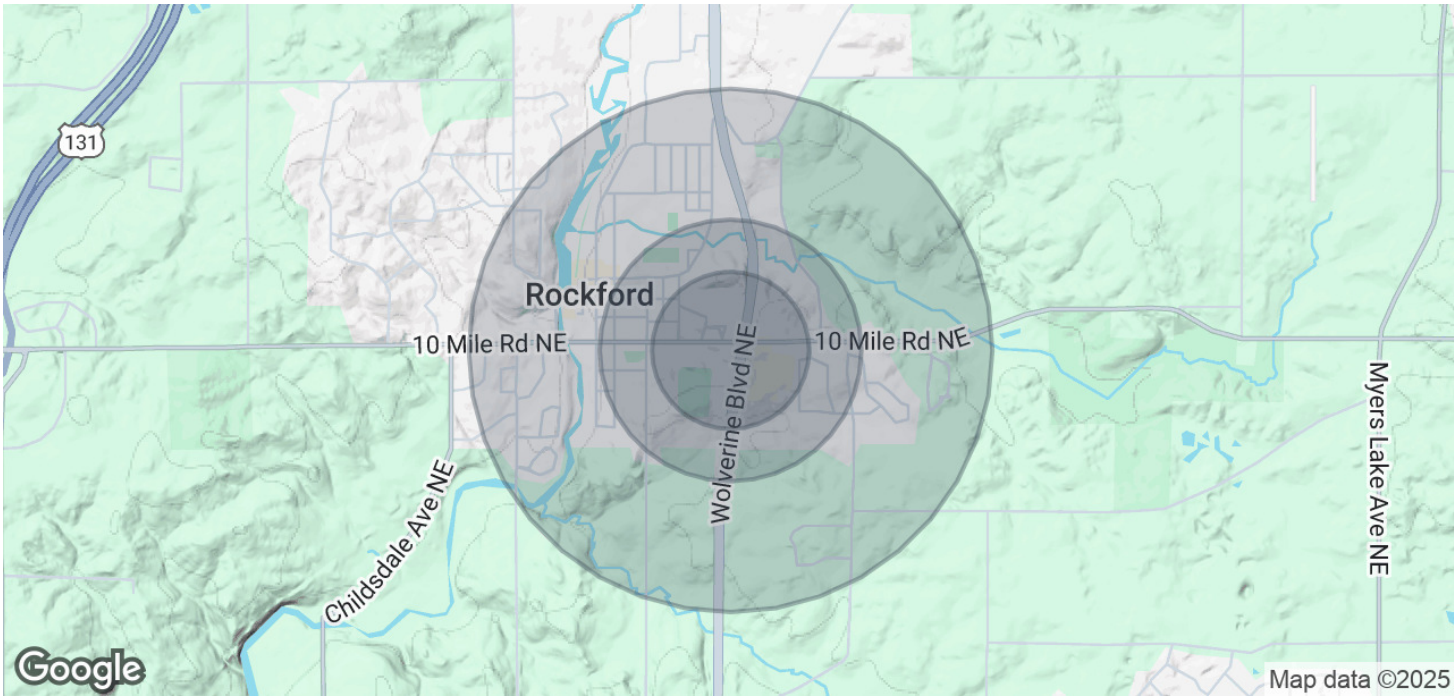


# DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	208	1,649	4,617
Average Age	41	40	39
Average Age (Male)	37	37	37
Average Age (Female)	45	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	99	726	1,864
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$89,297	\$101,241	\$117,860
Average House Value	\$330,126	\$353,776	\$364,738

Demographics data derived from AlphaMap

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